161.0	0004	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	719,700 / 719,700
					USE VALUE:	719,700 / 719,700
					ASSESSED:	719,700 / 719,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
210		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GIRDIS HARRY J & GEORGIA
Owner 2:	TRUSTEES/GIRDIS REALTY TR
Owner 3:	
Street 1:	210 WACHUSETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .157 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1937, having primarily Wood Shingle Exterior and 1619 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6826.000	282,400		437,300	719,700
Total Card	0.157	282,400		437,300	719,700
Total Parcel	0.157	282,400		437,300	719,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 444.53 /Parcel: 444.53

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 107707

GIS Ref

GIS Ref

Insp Date 06/30/18

!12616!

PREVIOUS ASSESSMENT

Parcel ID: 161.0-0004-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	282,400	0	6,826.	437,300	719,700		Year end	12/23/2021
2021	101	FV	274,300	0	6,826.	437,300	711,600		Year End Roll	12/10/2020
2020	101	FV	274,300	0	6,826.	437,300	711,600	711,600	Year End Roll	12/18/2019
2019	101	FV	206,800	0	6,826.	437,300	644,100	644,100	Year End Roll	1/3/2019
2018	101	FV	218,700	0	6,826.	368,600	587,300	587,300	Year End Roll	12/20/2017
2017	101	FV	218,700	0	6,826.	337,400	556,100	556,100	Year End Roll	1/3/2017
2016	101	FV	218,700	0	6,826.	287,400	506,100	506,100	Year End	1/4/2016
2015	101	FV	210,000	0	6,826.	249,900	459,900	459,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:15:56

LAST REV

Date	Time
07/09/18	14:46:02
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12616

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GIRDIS HARRY/ET	27663-266		9/11/1997	Family	1	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2018	Inspected	BS	Barbara S
6/11/2018	MEAS&NOTICE	BS	Barbara S
10/15/2008	Meas/Inspect	163	PATRIOT
1/11/2000	Inspected	276	PATRIOT
11/24/1999	Measured	263	PATRIOT
7/20/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	107707
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6826		Sq. Ft.	Site		0	70.	0.92	7									437,344						437,300	

Total AC/HA:	0.15670	Total SF/SM:	6826	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	437,344	Spl Credit		Total:	437,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.29854846
Const Adj.:	0.98000199
Adj $ / SQ:	178.161
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	409279
Depreciation:	126877
Depreciated Total:	282403

COMMENTS

WALK UP.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

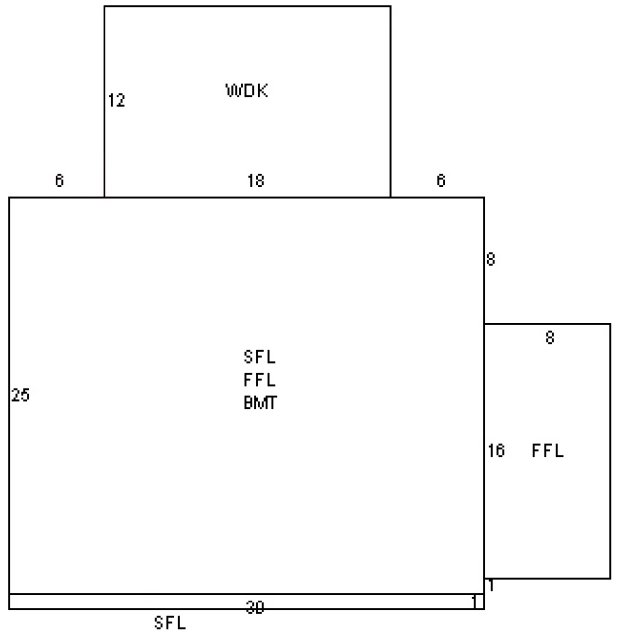
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	178.16
Special Features:	0	Val/Su Net:	109.25
Final Total:	282400	Val/Su SzAd	174.43

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	878	178.160	156,426
BMT	Basement	750	53.450	40,086
SFL	Second Floor	741	178.160	132,017
WDK	Deck	216	10.420	2,250
	Net Sketched Area:	2,585	Total:	330,779
Size Ad	1619	Gross Area	2624	FinArea 1619

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

161.0-0004-0009.0

IMAGE

AssessPro Patriot Properties, Inc